

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, AUGUST 23, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, AUGUST 23, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 073/16 – Request by WAYNE LOUIS DARMAS for a Conditional Use to permit a parking lot (principal use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, RDO-2 Residential Diversity Overlay District, AC-1 Arts and Culture Diversity Overlay District and EC Enhancement Corridor Design Overlay District on Square 505-506, Lots 4 and 5, in the Third Municipal District, bounded by Saint Bernard Avenue and North Villere, Annette and Urquhart Streets. The municipal addresses are 1383-1385 SAINT BERNARD AVENUE. (PD 4) (DA) (DEFERRED FROM THE JULY 26, 2016 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

- 2. ZONING DOCKET 086/16 – Request by MELPOMENE OAK, LLC for a Conditional Use to allow a parking lot (principal use) in an MU-1 Medium Intensity Mixed-Use District and a CPC Character Preservation Corridor Design Overlay District on Square 194, Lots 1 or 1A, 26 or 2B, 7A and a common alley in the Third Municipal District, bounded by Saint Charles Avenue and Melpomene, Prytania and Terpsicore Streets. The municipal addresses are 1500-1508 SAINT CHARLES AVENUE AND 1534 MELPOMENE STREET. (PD 2)**

(TA)

3. **ZONING DOCKET 087/16** – Request by 4401 INVESTMENTS, INC for a Conditional Use to permit retail sales of packaged alcoholic beverages at a gas station in a C-2 Auto-Oriented Commercial District and an EC Enhancement Corridor Design Overlay District on Square 667, Lot 1A, in the Third Municipal District, bounded by North Claiborne and Poland Avenues and North Robertson and Japonica Streets. The municipal address is 4401 NORTH ROBERTSON STREET. (PD 7) (SK)
4. **ZONING DOCKET 088/16** – Request by KAHN AND SWICK VENTURES, LLC for a Conditional Use to permit a commercial use (office) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, HUC Historic Urban Corridor Use Restriction Overlay District and an EC Enhancement Corridor Design Overlay District on Square 755, Lots H and I, in the First Municipal District, bounded by South Pierce, Canal and North Scott Streets and Cleveland Avenue. The municipal address is 3914 CANAL STREET. (PD 4) (NJ)
5. **ZONING DOCKET 089/16** – Request by MGP PROPERTIES, LLC for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District on Square 117, Lots S and R, in the First Municipal District, bounded by Thalia, Annunciation, Erato and Constance Streets. The municipal addresses are 927-31 THALIA STREET. (PD 2) (BP) (REQUEST WITHDRAWN BY APPLICANT)
6. **SUDIVISION DOCKET 077/16** - Request by PLOUTOS DEVELOPMENT, LLC to re-subdivide Lots 3 and 4 into Lots 3-A and 4-A, Square 101, Fourth Municipal District, bounded by Annunciation, Josephine, Laurel Streets, and Jackson Avenue. The municipal addresses are 2107-2109 ANNUNCIATION STREET. (PD 2) (CB)
7. **SUDIVISION DOCKET 078/16** - Request by GEOCOR PROPERTIES, LLC to re-subdivide Lots 18 and 19-A into Lots 18-A and 19-A-1, Square 578, First Municipal District, bounded by Banks, South Dorgenois, Palmyra, and South Rocheblave Streets. The municipal addresses are 2541-2549 BANKS STREET. (PD 2) (KB)
8. **SUDIVISION DOCKET 081/16** - Request by WEN ZHANG to re-subdivide Lots 13, 14, and 15 into Lots 13-A and 14-A, Square 10, Pontchartrain Boulevard Subdivision, in the Third Municipal District, bounded by Pasteur Boulevard, Prentiss Avenue, Vermillion Boulevard, and Rapides Drive. The municipal address is 5529 PASTEUR BOULEVARD. (PD 6) (NK)

9. **SUBDIVISION DOCKET 084/16** - Request by RLH INVESTMENTS, LLC to re-subdivide Lot 9A into Lots 9A1 and 9A2, Square 291, Sixth Municipal District, bounded by Jena, Chestnut, Cadiz, and Coliseum Streets. The municipal address is 1132 JENA STREET. (PD 3) **(DA)**
10. **SUBDIVISION DOCKET 086/16** - Request by LEAH G. VAUTROT to re-subdivide Lot 1 or A and 1 or B into Lots A1 and B1, Square 287, Second Municipal District, bounded by Ursulines Avenue and North Miro, Governor Nicholls, and North Galvez Streets. The municipal addresses are 2237 URSULINES AVENUE AND 1108-1112 NORTH MIRO STREET. (PD 4) **(CB)**
11. **SUBDIVISION DOCKET 089/16** - Request by ROAD HOME SOLUTIONS, LLC to re-subdivide Lot 13B10 into Lots 13B11, 13B12, 13B13, 13B14 and 13B15, Fortin Tract, Third Municipal District, bounded by Gentilly Boulevard, Trafalgar Street, Beauvoir Street and DeSaix Boulevard. The municipal address is 3141 TRAFALGAR STREET. (PD 4) **(BD)**
12. Consideration of creation of the Mid-City Local Historic District and Parkview Local Historic District as proposed by the Historic Preservation Study Committee. **(SL/BD)**
13. Consideration of the creation of the Uptown Local Historic District and Carrollton Local Historic District as proposed by the Historic Preservation Study Committee. **(SL/BD)**
14. **AFFORDABLE HOUSING IMPACT STATEMENT STUDY** – Request by City Council Motion M-16-167 for the City Planning Commission to conduct a public hearing and study to investigate how affordable housing impact can be assessed as part of land-use and building applications in the City of New Orleans. The study should consider the use of affordable housing impact statements and to recommend potential changes to the Comprehensive Zoning Ordinance and other applicable codes, if necessary.

C. OTHER BUSINESS:

15. Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the August 9, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk